

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
WEDNESDAY, FEBRUARY 17, 2016
5:30 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Mansuy (5:33), Crane, Carol,
Vice-Chairperson Tobin and Chairperson Callahan.
ABSENT: None.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 5:30 p.m.

2. APPROVAL OF MINUTES:

Approval of the January 28, 2016 regular meeting minutes.

Motion by Commissioner Crane, seconded by Commissioner Andres to approve the January 28, 2016 regular meeting minutes as presented. Upon vote the motion carried 6-0.

3. REQUEST 16-HDC-01 FROM KEN RICHMOND, AGENT FOR THE PARK PLACE HOTEL, 300 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition and reconstruction of the pool and convention center (dome) located at the property mentioned. (Downtown Neighborhood Historic District).

Eric Helzer, Advanced Redevelopment Solutions, presented to the Commission and answered questions.

Ken Richmond, Architect, 819 South Elmwood Avenue, Traverse City, Michigan presented to the Commission and answered questions.

Amy Parker, Manager Park Place Hotel, 300 East State Street, Traverse City, Michigan answered questions from the Commission.

Maura Johnson, Cultural Resources Group Manager, Mannik Smith Group, 1800 Indian Wood Circle, Maumee, Ohio, presented to the Commission and answered questions.

Daniel Hershberger, Roadside Historian, 11324 Terry, Plymouth Michigan, presented to the Commission.

Motion by Vice-Chairperson Tobin, seconded by Commissioner Andres to approve the demolishing of the convention center (dome) and pool located at the property commonly known as 300 East State Street, Traverse City, Michigan, contingent that owners prepare a Historic Documentation Report, meeting the H.A.B.S. standards, which will include historical research and photographs that will be distributed to the City of Traverse City, the local Library and the State Historic Preservation Office for the dome. The installation of a historical marker, viewable by the general public, recognizing the dome and a historical photographic display of the dome inside the new convention center, all of which shall be reviewed and approved by the Commission at a future meeting. Upon vote the motion carried 6-1 with Commissioner Mansuy voting in opposition.

Ken Richmond, Architect, 819 South Elmwood Avenue, Traverse City, Michigan presented to the Commission.

The commission strongly recommended that the applicant/owner should consider making the connector piece more harmonious with the new convention center.

The Commission had concerns that the old roof top mechanical equipment on the connector piece was visible from the street.

Motion by Vice-Chairperson Tobin, seconded by Commissioner Andres to conceptually approve the drawings for a new conference center and pool located at the property commonly known as 300 East State Street, Traverse City, Michigan contingent on the following with final drawings approved at a future meeting.

- No upper level spandrel panels. Consider traditional brick, patterned, in-fill at these locations.*
- Consider more traditional precast detailing.*
- Detail brick/precast pilasters.*
- Create deeper inset windows (min. 4" per zoning)*
- Add at least one window to the west wall, northwest corner of the conference center.*

- *Resolve the grade change issue from State Street up to the existing breezeway (connector) and from Minerva's east side to the new conference center west side.*
- *Consider a small landscape plaza between Minerva's and the new conference center.*

Upon vote the motion carried 7-0. Chairperson Callahan will serve as the project liaison.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted

David M. Weston, Secretary

Date_____